

Scheduled for:
February 2, 2017
Meeting

Gulf Coast Rescue Mission
represented by Thomas J. Mims
Case No. 17-004-PC
Zoning Map Amendment
RM-30 to NB



Planning Commission
Case Fact Sheet

Case No.: 17-004-PC
Name of Applicants: Gulf Coast Rescue Mission, represented by Thomas J. Mims
Address of Properties: 2750 & 2758 Mission Lane, and 3 unnumbered parcels situated along or near Mission Lane
Tax Parcels/Ward: 1110L-01-021.000; 1110L-01-022.000; 1110L-01-023.000; 1110L-01-024.000; & 1110L-01-008.002/Ward 5

Request: **Zoning Map Amendment**

Purpose of Request: An application requesting a **Zoning Map Amendment**, to consider a change in zoning for five parcels of land from their current zoning district classification of **RM-30 High-Density Multi-Family Residential** to **NB Neighborhood Business**, for those properties currently identified as 2750 & 2758 Mission Lane, and 3 unnumbered parcels situated along or near Mission Lane (formerly Campbell Drive).

Size of Property: 6.6 acres (More or Less)

Present Zoning: **RM-30 High-Density Multi-Family Residential**

Present Use: Gulf Coast Rescue Mission [Note: a Thrift Store, Offices, Kitchen, Dormitory, and other uses have been submitted for re-construction as the result of a recent fire-pending the outcome of this Zoning Map Amendment.

Most Nearly Bounded By (streets): To the North by Fernwood Road; to the South by and fronting upon Mission Lane and C.T. Switzer, Sr. Drive; to the East by Eisenhower Drive; and to the West by Debuys Road.

Adverse Influences: None apparent

Positive Influences: This Zoning Map Amendment would allow the affected properties to be utilized for commercial purposes which previously existed on this Gulf Coast Rescue Mission campus property site.

Letters or Concerns stated: The Planning Division Office has not received any letters or other written communications relative to this case, as of January 26, 2017.

Comments/ Recommendations: Gulf Coast Rescue Mission, represented by Thomas J. Mims, has requested a **Zoning Map Amendment** to consider a change in zoning for five parcels of land collectively measuring approximately 6.6 acres (more or less) in overall size, from their current zoning district classification of **RM-30 High-Density Multi-Family Residential** to **NB Neighborhood Business**, for those properties currently identified as 2750 & 2758 Mission Lane, including 3 unnumbered parcels situated along or near Mission Lane (formerly Campbell Drive) (re: Tax Parcel Nos. 1110L-01-021.000; 1110L-01-022.000; 1110L-01-023.000; 1110L-01-024.000; & 1110L-01-08.002).

It should be explained that in September of 2016, the Gulf Coast Rescue Mission suffered a fire that destroyed the thrift store, offices, kitchen and dormitory, which uses were situated upon parcel(s) which are part of the Campus of the Rescue Mission, but not part of the church itself. Edgewater Christian Fellowship Church, situated adjacent to these uses, is under separate ownership. As such, to rebuild these buildings that financially support the Rescue Mission, a Zoning Map Amendment is needed.

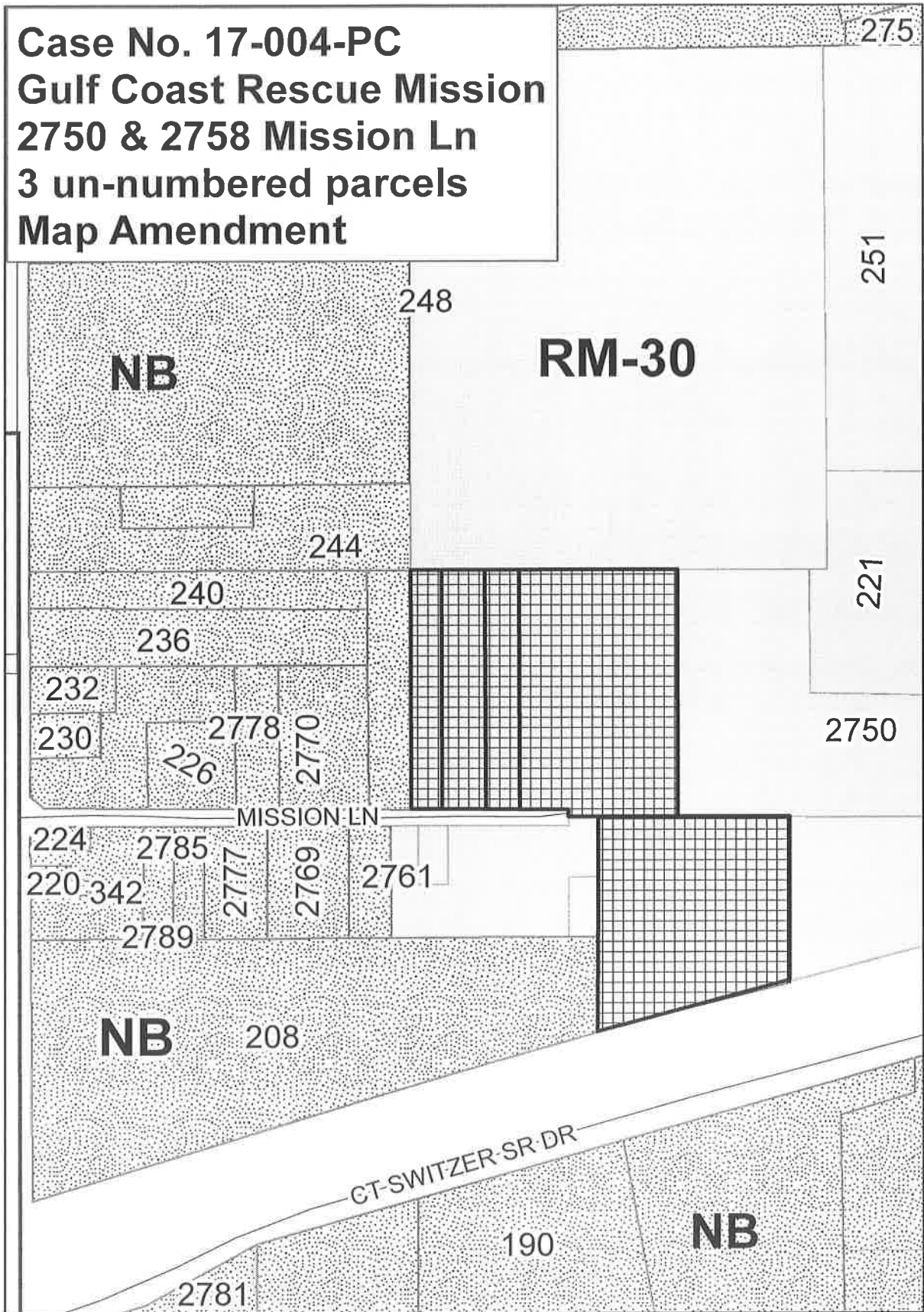
Options:

1. Recommend approval of the request for **Zoning Map Amendment**, to change the zoning for five parcels of land collectively measuring approximately 6.6 acres (more or less) in overall size, from their current zoning district classification of **RM-30 High-Density Multi-Family Residential** to **NB Neighborhood Business**, for those properties currently identified as 2750 & 2758 Mission Lane, including 3 unnumbered parcels situated along or near Mission Lane, having determined that the proposed change in zoning district classification would expand existing NB zoning in the area and would further serve the best interests of the neighborhood and the City of Biloxi, noting that a Change in the Character

of the Neighborhood – coupled with a Community Need for additional uses which can be accommodated via the Zoning Map Amendment proposed – is evident at this location.

2. Recommend denial of the **Zoning Map Amendment** proposal for NB zoning, as submitted, having determined that no plausible argument for Mistake in Original Zoning or for Change in the Character of the Neighborhood with an established Community Need has been offered.

**Case No. 17-004-PC
Gulf Coast Rescue Mission
2750 & 2758 Mission Ln
3 un-numbered parcels
Map Amendment**





Planning Commission Application
 City of Biloxi Planning Division
 676 Martin Luther King Jr., Boulevard Biloxi, MS 39530
 (228)435-6266 Fax (228)435-6188

Case No. Assigned: 17-004-AC [] **Date:** []

TO BE COMPLETED BY APPLICANT

Name of Rightful Owner(s): Gulf Coast Rescue Mission Inc **Name of Applicant: (if different than Owner)** THOMAS J. MIMS

Property Address: 2750 Mission Ln Biloxi, MS. 39531 **Ward Number** 5

Tax Parcel Identification Number(s):
 11100L-01-021-000 1110L-01-024.000
 11110K-01-022-000
 11110L-01-008-000 1110L-01-023-000

Mailing Address of Property Owner (if different than property address): P.O. Box 4531
Mailing Address of Applicant (if different than Owner): Same

City: Biloxi **City:**
State: MS. **State:**
Zip: 39531 **Zip:**
County: Harrison **County:**
Telephone: (228) 388-3884 **Telephone:** ()

Property Size (please give in acres or by dimension): []
Present Zoning Classification: RM-30

Is the property located within an AHRC District? If so, which District? NA
Flood Zone(s) of Property: X A

	North	South	East	West
Property is most nearly bounded by what streets?	Fernwood Rd	Mission Lane	Eisenhower Dr	Debuys Rd
If property directly fronts or is adjacent one of the streets above please indicate with a		✓		

REQUESTED ACTION BY THE PLANNING COMMISSION (A separate supplement form is required for each):

- Preliminary Subdivision Review
- Map Amendment – must include zone classification change in narrative
- Conditional Use
- Master Plan
- Dockside Gaming
- B-3 Hospitality
- Text Amendment
- Planned Unit Development
- Tree Removal
- Public ROW Vacation
- Administrative Appeal
- Variance
- Appeal

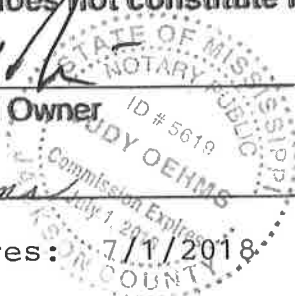
GENERAL INFORMATION. READ BEFORE EXECUTING. Attendance by the applicant(s) at the public hearing is mandatory; however, the applicant may designate a representative to attend the public hearing on his/her behalf, provided said representative has been properly designated to speak on the applicant's behalf either by written permission or oral designation by the applicant at the Public Hearing. If a continuance is to be granted, the applicant must request same in writing a minimum of seven (7) days in advance of the scheduled public hearing. The applicant acknowledges that, in signing this application, all conditions and requirements inherent in the application process have been fully explained and understood, including the timetable for processing of the application; the applicant has further received the following appropriate handouts: Application Processing Timetable; Instructions for Application Completion, Procedures for a Conditional Use or Community Unit Plan; and Variance Procedures. The completed application must be returned to the Planning Office not later than the first or third Thursday of any month in order that a public hearing may be held on the first or third Thursday of the following month. Receipt of fee(s) does not constitute receipt of a completed application.

[Handwritten Signature]

 Signature of Rightful Owner

[Handwritten Signature]

 Notary Signature
 My Commission Expires: 7/1/2018
 (Seal)



 Signature of Rightful Owner

 Notary Signature
 (Seal)

 Signature of Rightful Owner

 Notary Signature
 (Seal)

[Handwritten Signature]

 Signature of Applicant

[Handwritten Signature]

 Notary Signature
 My Commission Expires: 7/1/2018
 (Seal)



If someone other than the applicant needs to be notified concerning this case, please note name and address (es) below:

NOTES: Mark Trochesset 396-2225
 designplus@bellsouth.net
 16375 Aspenlane
 Biloxi, MS 39152

NOTE: Please see attached instructions for details on documents required for a complete application.
 Zoning district in which the property is situated. The placement or size of any structure or infrastructure which triggers a Variance or Waiver must be clearly identified upon the Site Plan. All site plans for commercial projects must be submitted through the development review committee (DRC).



PLANNING COMMISSION SUPPLEMENT

Map Amendment

City of Biloxi Planning Division
 676 Martin Luther King Jr., Boulevard
 Biloxi, MS 39530 (228)435-6266 Fax(228)435-6188

TO BE COMPLETED BY APPLICANT	DATE: <u>10-21-2016</u>
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Shaded Areas for Staff Only	
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MAP AMENDMENT – When the public necessity, convenience, general welfare or appropriate land use practices justify such action, and after the required review, public notice and report by the Planning Commission, the City Council may undertake the necessary steps to amend the Zoning District Map.
Please note that no application for the same parcel(s) requesting the same change may be made more often than once every 24 months.

Statement of Support - This narrative must set forth proposed use and justification for the change, utilizing criteria set forth in Section 23-2-4(B)(3) of the Biloxi Code of Ordinances and including all proposed and existing structures as well as the uses planned for the site in question. Be specific as to development proposals, sale of property, or other transactions/plans proposed or scheduled for preparation subject to this rezoning request being granted approval. SEE ATTACHED!

Detailed Site Plan Attached (If no site plan is attached, this application is considered incomplete and will not be accepted.)

Criteria:	✓	
	Yes	No

1. Is the proposed map amendment consistent with the Comprehensive Plan? Please explain:		

2. Is the proposed map amendment compatible with present zoning and conforming uses of nearby property and with the character of the neighborhood? Please explain: <u>OUR PROPERTY WAS ZONED LEGAL Non-Conforming</u>		
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PLANNING COMMISSION SUPPLEMENT

Map Amendment

City of Biloxi Planning Division
676 Martin Luther King Jr., Boulevard Biloxi, MS 39530
(228)435-6266 Fax(228)435-6188

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Criteria (continued)
3. Is the property suitable for uses permitted in the present zoning district?
Please explain:
4. Is the property suitable for uses permitted in the proposed zoning district?
Please explain:
5. Has there been a change in the character of the neighborhood?
Please explain:
6. Is there an established community need for uses permitted in the proposed zoning district?
Please explain:
7. Was there a mistake in the original zoning of the property?
Please explain:
8. Are utilities and infrastructure sufficient to address the impacts associated with allowed uses in the proposed district?
Please explain:
Site Plan attached: (please circle) Yes No
Case No. [] [] - [] [] [] [] - [] [] [] []

Gulf Coast Rescue Mission

2750 Mission Lane ❖ ❖ Biloxi, MS 39531 ❖ ❖ Telephone: 228-388-3884

Thomas J. Mims
Director

Tammy M. Mims
Co-Director

On September 10, 2016 the Gulf Coast Rescue Mission suffered a fire that destroyed the thrift store, offices, kitchen and dormitory. We are now asking for a Zoning change for commercial zoning so the thrift store can be rebuilt at it present location. The Mission owns four parcels of land at 2750 Mission with one parcel of land, 2758 separating two parcels.

The Mission's main source of support is the thrift store. With the monies generated from the store, the Mission can help people with food, rent, furnishings, clothes, etc. in their time of need.

I appreciate your consideration for this change.

Respectfully,

**Thomas Mims, Executive Director,
Gulf Coast Rescue Mission, Inc.**

Community Development Director
Jerry Creel



676 Dr. Martin Luther King Jr. Blvd.
P.O. Box 508
Biloxi, Mississippi 39533
Office: 228.435.6280
Fax: 228.435.6188
www.biloxi.ms.us

To: Chair, Biloxi Planning Commission
From: Eric Nolan, Development Review Committee Chair
Date: January 19, 2017
Re: Gulf Coast Rescue Mission

The Development Review Committee (DRC) has reviewed the above-referenced project development and has authorized the applicant to apply to Planning Commission for Map Amendment.

The City will require further review and approval by DRC prior to permitting, and no Building Permits shall be issued, until a site plan is approved by the DRC and construction documents are approved by the Building Division and the City Fire Marshall.

Your assistance in this matter will be greatly appreciated.

Yours truly,

Eric Nolan

Eric Nolan, Chair

cc: file